

**Mayor's Advisory Work Group: Historic Preservation Ordinance
Minutes of the October 21, 2015 Meeting**

**Stephen P. Clark Center
111 NW 1st Street
29th Floor, Room 29A
Miami, FL 33128**

I. INTRODUCTION – Jack Osterholt, Deputy Mayor – asked everyone to go around the room and introduce themselves as well as persons from the audience.

Advisory Work Group Members

Morris Broad	Present
Rodolphe el-Khoury	Absent
Dr. Dorothy Fields	Absent (arrived at 9:28 am)
Neisen Kasdin	Present
Becky Roper Matkov	Present
Dolly McIntyre	Present
Arva Moore Parks	Present
Stan Price	Absent
Lyle Stern	Present
Ramon Trias	Present

Audience Present:

Mario Morlote, Chief of Intergovernmental Affairs for the Department of Regulatory & Economic Resources; Mitch Novick, serves as the Chairman for the County's Historic Preservation Board; Eddie Kirtley, Esq., County Attorney; Bruce Ehrenhoft, Dade Heritage Trust; Daniel Ciraldo, Historic Preservation Officer of the Miami-Dade Design Preservation League; Guillermo Olmedillo, City Manager for the Town of Surfside; Mark Woerner, Assistant Director for Planning; Kathleen Kauffman, County's Historic Preservation Chief; Sarah Cody, County's Historic Preservation Planner; Jeff Ransom, Archaeologist with the Office of Historic Preservation; Tere Florin, Communications Manager for RER; Lourdes Gomez, Deputy Director for RER; Margie Amador Robinson, Legislative Aide to Commissioner Sally Heyman; and Michael Thompson, Mayor's Office

Jack Osterholt, Deputy Mayor: Presented a brief history of how the County's ordinance came into being, in 1981, after the major growth and development of the 1970s. The last major overhaul was in 2003, when cities were again given an opportunity to opt-out from under County jurisdiction. All legislation occasionally needs updating and so this is a good time to review the Historic Preservation ordinance. Staff has been working on revisions for about a

year and a half, but wanted this panel to start with the original ordinance. Thanked everyone for their time, and hopes that these meetings will be efficient and effective

II. SUNSHINE LAW/PUBLIC RECORDS – Eddie Kirtley, County Attorney

Eddie Kirtley, County Attorney: Provided a brief overview of the legalities of the committee. This meeting is considered a Sunshine committee, it is noticed as such, and minutes are being taken. Reminded panelists not to speak to one another on this topic outside of this meeting; everything that is discussed should be done in the public. Also, all communications, such as emails and texts pertaining to the business of this committee, shall be retained and are subject to public records requests. Suggested that panelists might want to set up separate email or calendar accounts for this committee if you don't want your personal accounts subject to public records requests.

III. ORGANIZATION OF WORK GROUP

Jack Osterholt, Deputy Mayor: Explained that this panel was put together after conversations between Commissioner Sally Heyman and the Mayor. Asked the group how do they want to organize themselves as far as leadership, what role would they like staff to play, and how would they like this group to proceed forward?

Neisen Kasdin: Noted that they had received recommendations from Commissioner Heyman. There are different aspects of the historic preservation code and how it is regulated that needs to be looked at. Suggested looking at the criteria that is used to evaluate historic designation and the construction of districts, cities' ability to opt-out and create their own regulations, and who has the right to initiate designation. Feels panel should start at a high level and look at the fundamental purpose of historic preservation At the end of the day this is a tool for making this a better community. Is the way the processes now operate create a better and more sustainable community in the long run or does it need to be tweaked in order to accomplish that?

Jack Osterholt, Deputy Mayor: Asked if anyone wanted to be chairman or vice-chair.

Dolly McIntyre, Dade Heritage Trust: I nominate Arva Moore Parks to be the Chair.

Ramon Trias seconded the nomination.

Dolly McIntyre, Dade Heritage Trust: nominated Morris Broad as Vice-Chair.

IV. OPEN DISCUSSION

Chair Moore Parks: Asked for suggestions from the floor as to how panel would like to proceed.

Neisen Kasdin: Suggested that panel should be analyzing the broader purposes of the ordinance and not concentrating on micro-aspects. What is it we as a community are trying to accomplish by historic preservation and is it working as an effective vehicle or does it need to be revised or changed in order to accomplish those community goals in the broadest sense? Because yes it is about preserving our heritage, and certainly creating quality neighborhoods, but it is also about economic opportunity, progress, affordable housing, and a whole host of other community goals that are just a paramount. So how historic preservation fits in that scheme, I think that has to be our first discussion.

Becky Matkov: Thought that was a very important point. Feels that one of the major issues that she would like to see addressed is the whole economic incentives for historic preservation, to make preservation something that people want to embrace as opposed to constantly fight; to encourage an appreciation for all that it has to offer not only culturally, but economically to the community. Strongly feels that we need to look at it in a much bigger way. Also feels that municipalities should have the opportunity to have their own boards but feels that standards have to be in place to enforce good programs. She doesn't want to weaken the preservation ordinance in any way shape or form, but does want to make it more flexible and wants to make it more economically feasible to save historic buildings.

Chair Moore Parks: Provided brief history of how she chaired the first board for the City of Coral Gables, and at that time there wasn't even three votes to save the Biltmore Hotel. She was also the vice-chair of the first City of Miami preservation board, and now that city so many historic districts. Noted that many of these historic districts were not very sought-after neighborhoods at the time of designation, but property values eventually soared, including Buena Vista and Morningside. So when we talk about affordable housing, we are also talking about the young people who struggle to find housing.

One of the things she remembers why Coral Gables and City of Miami changed their ordinances to remove "owner consent" is because you couldn't qualify for any federal dollars to assist homeowners. She recalled how Barbara Capitman was trying to save the Art Deco district, she received call after call after call from her, and finally went to see the Art Deco district. That really was a turning point for her. They were able to get it listed in the National Register in 1978/79, but it took five more years for the City of Miami Beach to make it a local district.

This is a big lesson in history; the intense fight to save it, but there isn't anyone around today complaining about the historic district. Spoke about how MiMo (Miami Modern) is so identifiable now, and that it is critically important to move to save this next era just the way we did for Art Deco. Now there are developers out there like Avra Jain who appreciate the MiMo architecture and are out saving it.

Neisen Kasdin: Explained that the County actually played a critical role in establishing historic preservation in Miami Beach. Originally, the city passed an ordinance that in essence was a non-preservation ordinance and the County threatened to sue the City of Miami Beach, which ultimately led to the City adopting a real preservation ordinance.

Proposed a work plan for the advisory group that included: dealing with the goals and objectives of historic preservation in the broader context of building a better community, then looking at the internal workings of the ordinance and look at the criteria and processes. Third, we should look at allowing cities to adopt their own ordinances and if so what are the guidelines with regards to that. After that we will probably want to look at other issues, but to me these are the 3 top issues.

Ramon Trias: Feels that these are really good topics but also knows that County staff has been working on this issue for a long time. Asked Jack Osterholt if staff will be making any kind of recommendations in terms of the issues.

Jack Osterholt, Deputy Mayor: Stated that staff has worked very hard on this but is trying not to interject any opinions into this discussion at this time. The panelists were selected because of their backgrounds and expertise, which is why you were sent the original ordinance. Thinks the three initial items to discuss are a great starting point and Staff is here for anything you might need.

Chair Moore Parks: Wants to add benefits to the list of things they should focus on. Economic benefits are essential for historic preservation to be practical.

Vice Chair, Morris Broad: Stated that this is a similar situation in Bay Harbor Islands. Feels that the closer we can put an effective preservation ordinance together depends largely upon those that are most effected. To him, the elected officials of these communities are in a good position to determine whether there is consensus in a community to have preservation, and not imposing in any way the preservation board of the county. There is also the difficulty of dealing with co-ops or condominiums where you have multiple owners. Finds that preservation has been very divisive amongst owners and neighbors in these situations. Feels preservation would be best served to avoid this divisiveness and also to avoid the appeal process to the County Commission because each time the County Commission reverses the preservation board's decisions, that doesn't enhance the value and the importance of preservation. Feels the County has very professional staff, but was disappointed when the preservation board rejected the recommendation of staff. Would like to make preservation a choice of those residents in the communities, and concurs with Neisen about how it is premature at this point to get into specifics. Lets try and improve the overall approach to preservation.

Chair Moore Parks: Agreed that the multiple owner question is important. Asked staff to do research on major American cities like New York and Chicago to see how they address it.

Neisen Kasdin, Esq.: Requested that staff look at the underlying zoning, because we need to be comparing the same kinds of properties.

Chair Parks: Stated that preservation is about the future, really. What from our generation will be saved in the future? Some of our condominium buildings are masterpieces of architecture.

Neisen Kasdin: If we were judging old St. Peter's church back in the 1500s by today's preservation standards, it would never have been demolished. But new St. Peter's is one of the most magnificent churches in the world. The need for preservation needs to also allow a certain dynamism to allow new architecture and elevate cities at the same time as preserving its character.

Lyle Stern: Thinks there needs to be a balance for someone buying into a condominium. They should have the ability to jointly vote on whether buildings may be faced with restrictions. Also need to keep the perspective that buildings may be built by known architects today, and that the community may want to designate those buildings in the future. Property rights need to be considered as well moving forward.

Chair Parks: Noted that the United States Supreme Court has already said preservation laws are valid and applicable, and cited the Penn Central case.

Neisen Kasdin: There is no question that government has the power to do so; going back to the origins of zoning, to regulate what you can or cannot do with your property and the situation with property rights. The question becomes, because government has this power, what should be considered when exercising that power? Provided an example of a co-op property that cannot be turned into a hotel or restaurant, it cannot do other things that might give it economic vitality, and yet it represents a lifetime savings for most of the people that live there. How do you weigh that against the value of historic preservation? It is our obligation to consider economic hardships and that should be a part of the analysis. Provided another example from Miami Beach, the Versailles Hotel, which was a contributing structure with an addition that was built in the 1950s. The annex could not be demolished because of the strict preservation interpretation, even though the annex is of so little value and in fact detracts from the original structure. We need to have a code that allows us that type of dynamism and analysis to take place. The buildings with economic hardships could be allowing great architecture to happen, and all of that is thrown out the window if the building meets one criteria. The government has the power, but what I think what we need to do is have more analysis on top of that.

Ramon Trias: Are you saying that the current code doesn't allow that to take place? If not, why not?

Neisen Kasdin: It does not adequately do it. If you look at the current code, there is criteria for designation, and it does have a hardship criteria, but in the hardship criteria for designation

it doesn't take into account such things as the relative importance or quality of the architecture or the architect. It doesn't take into account broader community needs such as a neighborhood revitalization strategies or job generation and job creation. Does not taken into account such things as the need for housing, housing costs, and affordable housing. Essentially what it does now is there are a set of criteria and if you meet any one of them the building can be designated.

Chair Parks: I don't know of any case where a building has been designated using only one criteria.

Neisen Kasdin.: I think that we need to look at the criteria and possibly expanding them so that preservation is serving the communities greater needs.

Chair Parks: I don't know of any place where preservation has negatively impacted the community. If you find one, let me know.

Neisen Kasdin: Feels that the role of government is to create a better sustainable community. The question is has preservation prevented this?

Neisen Kasdin: Spoke about a hardship case that he has been involved with in Bay Harbor Islands. A lot of elderly people had their life savings tied up in co-op units and needed to money from selling to survive. The designation would have prevented that. That is harmful to those individuals.

Vice Chair, Morris Broad: Added that 86% of those owners signed a binding contract to sell and when you have that situation, to force preservation on 86% of the people and take that right away. It's an area that we should look at more closely because this goes to how co-ops and condominiums are designed, which is very different from the situation that now that exists.

Chair Parks: I think staff should review New York and Chicago and other major cities and come back and let us know what they do. The elderly people in South Beach were screaming the same arguments at the time that district was being designated.

Neisen Kasdin: Actually, Miami Beach was an area where most of the people were renters. When preservation came in, it resulted in displacing a lot of the elderly and low-income residents as buildings were renovated and that was actually the effect. Let's face it preservation and gentrification go hand in hand. I happen to think that gentrification can be dynamic for a city but it does have its impacts as well on the community including affordable housing.

Lourdes Gomez, Deputy Director, RER Department: Our office just received a letter from one of your panel members, Stanley Price. Some of his comments were germane to your discussion so I am just going to read his comments to you from his letter:

1. Re-evaluating the composition of the Historic Preservation Board, as well as determining whether Board members should have a term limit on their service;
2. Whether municipalities should be permitted to establish their own Historic Preservation Board subject to County minimum standards. With the advent of the forty (40) year re-certification of structures, many municipalities have become aware of the importance of self-determination and how Historic Preservation designation impacts property values and ad valorem property taxes.
3. To what extent should a locally appointed Board have the ability to adversely impact property values of citizens of the municipality which does not have a Historic Preservation Ordinance? The Florida Legislature has enacted the Bert J. Harris Private Property Act well after the enactment of the Historic Preservation Ordinance. Accordingly, staff reports must be sensitive to whether a potential district designation could adversely impact the financial well-being of a municipality.

Vice Chair, Morris Broad: Added that another problem he sees is that owners cannot afford to keep the buildings in the condition that they were in many years ago. What if it costs \$2 million dollars to bring a building up to code? Affordability of upkeep and maintenance should be considered. Mentioned that the conditions in Bay Harbor Islands are different from Miami and Miami Beach. He knows the history of Bay Harbor since his father developed it out of mangrove swamps. One shoe does not fit every foot.

Neisen Kasdin: The original plan for South Beach, commissioned by the Miami Design Preservation League, was called the Preservation and Development Plan, and this was the cornerstone for the revitalization of South Beach. The aspect of adaptive use was critical, because at that time, you couldn't even have a café, or bar, you couldn't even have any retail other than Collins Avenue. It was the ability to have the adaptive use of those structures be a viable option in order to renovate them. The issue is also if what is being controlled by the City, and what is being controlled by the County; the two often are not coordinated.

Chair Parks: Ok anything else on this? The criteria and process issue has been raised and I think that is something that the County has already been looking at and feels that is something we need to focus on. Also asked staff to bring their suggestions for a change in process, and we can get input from this committee.

Neisen Kasdin: I think we need to look at expanding the criteria so that other community objectives and goals are considered at the time you are considering the value of the designation of an individual site.

Dolly McIntyre: Thinks we need to make sure that people understand preservation and the ordinance, and what you can and cannot do. There is so much misinformation. You go to a meeting and people say "I can't do anything to my property because of this ordinance". Well that is absolutely not true. I have sat on preservation boards for many years and I know the extent of what the preservation ordinance allows you to do. Feels that is a big issue that people thoroughly don't understand how broad the ordinances really are.

Chair Parks: Feels that the educational component is very important to get out to the people.

Becky Matkov: Wanted to emphasize again the importance of economic incentives available to the homeowner, including the transfer of development rights like in the City of Miami and in Coral Gables. Properties like the Vagabond Motel could not have done their renovation without selling the TDR. Recently served as a consultant for a Morris Lapidus-designed building on Flagler. The developer who was not particularly a preservationist actually wanted the local designation so he could make several million in the transfer of development rights. So these things really perk up developers and people who may not want to save a building for the love of history or architectural integrity, but they do want to make money. It is possible to marry the economics with the love for preservation. For individuals it does take more to maintain a historic house and it also takes more effort and money to go through all of the regulatory process. We ought to compensate or encourage private property owners by offering them some kind of tax credit. We don't have a state income tax but numerous states like Alabama, Texas, Louisiana, and Montana have state tax credits for historically designated buildings. We can't do it on a state basis, but we certainly should do it through the County and give them a tax break for a private property owner, whether it's for commercial or a private home. But homeowners who have been maintaining their houses for years have no advantage currently. Preservation has been unfairly treated by government agencies as far as funding. There is a county mandate that a 1.5% of all new construction using County funding goes to Art in Public Places. This has been a boom to the whole artistic community whereas preservation has never received any ongoing revenue stream nor any major commitment on the part of government. This is one of the major things that should be addressed in the preservation ordinance and do whatever we can to push that politically.

Chair Parks: Asked if there were any TDR programs in the County.

Jack Osterholt: There are TDRs but only for agricultural purposes.

Ramon Trias: For Coral Gables, there are TDRs for preservation and that could be worked out. It is doable and is a good economic incentive that is not too complicated. If we want to be really creative, the County may have the ability to do a countywide program as an incentive.

Becky Matkov: Aside from that creating a tax credit is this idea of having a percentage of the impact fees going into a preservation fund which could go towards saving historic buildings. Thinks there is one now that goes toward an affordable housing fund and many of those funds hadn't even been used and feels that preservation needs to have some kind of funding source.

Neisen Kasdin: He feels that the TDRs are essential, especially with the revitalization in the MiMo district on Biscayne Boulevard, but even those have their limitations. Even today, the City of Miami is flooded with TDRs. TDRs there have very little value because there is so much property that have TDRs to sell. That is a good tool, but it actually works better as a better tool in jurisdiction where development rights are constrained. They have little value in a jurisdiction where you can already basically build anything.

Ramon Trias: At the end of the day the link between development expectations, whether it's zoning or land use, and historic preservation is something that we need to look at too. In some cases that may be the reason why it's a real challenge and that has to do with the overall vision of its community.

Chair Parks: Perhaps the best thing to do would be to ask staff to come back with some suggestions from staff that we can react to. We can also individually bring in information.

- 1) goals and economic incentives
- 2) Composition of the preservation board
- 3) The criteria and processes
- 4) To bring us research on multiple owners in other cities that are known for preservation
- 5) The impact of TDR programs
- 6) The feasibility of cities having their own ordinances

Neisen Kasdin: I think that in terms of additional staff research, we need to take a look at other ordinances that have broader or different criteria so we can see what other cities do. I think you will find that the vast majority is similar to what the County has, but there are some jurisdictions that have evolved their criteria to take into account other factors.

Lourdes Gomez, Deputy Director: The last topic on your agenda was to look for a date where we can regroup in light of the requests you have made so that we can have adequate time to bring together this information that you have asked us to pull together. You probably need a good month to regroup to make sure that we have everything in order.

Jack Osterholt: And maybe it would be nice for some of us to stage some of this. There is a lot of information you have asked for. . We have a priority order from you and we will get to work and set a date when you want to reconvene.

Dolly McIntyre: Since we all have busy schedules, to try to have a fixed date so that we can put it on our calendar.

Guillermo Olmedillo, City Manager from the Town of Surfside: Madam Chair if you could please publish the Agenda on the County calendar ahead of time so that we know what is going to be discussed that day. Also, have a mechanism by which comments can be sent to whomever is the staff appointed person.

Jack Osterholt: Responded that we will put this information in the minutes and we will address staff accordingly.

Dr. Dorothy Fields: I have a question concerning developers. I am in a community where both Overtown and Brownsville, and certainly Coconut Grove also, where developers have really

approached our historic districts and wonders if there are examples where developers have put money into a fund for neighboring communities to help enhance the historic character and help maintain historic structures so that they can remain, or do the developers just expect for the historic properties to eventually to just disappear? Can we add researching impact fees to the list?

Lourdes Gomez, Deputy Director: Suggests that with the holidays coming, that we regroup in a couple of weeks with answers to a couple of the topics that have come up. Some of these items we can have for next meeting, but other things you have asked for will need research, such as impact fees, TDR incentives, and may have to wait until the next monthly meeting.

Neisen Kasdin: Thinks that we need to look at the criteria and the process, because that is the main business of the Board. The other things will make it easier or harder to do, but feels that we need to look at the criteria and align that with the broader goals of the County with creating sustainable communities with urban planning because preservation is a part of planning.

Dolly McIntyre: Thinks panel should get back together in two weeks and then start a monthly cycle. I think what you are suggesting in a two week time frame they have this information to give us and then by meeting in two weeks for the first Wednesday of every month I think that was her suggestion. Because they already have the research done. Then in two weeks we meet and then get on the monthly cycle after that and then at the next meeting hit those basic questions that you suggest.

Panel discussed dates and came up with Thursday, Nov. 5th at 9:00 am.

Lyle Stern: Asked for clarification on whether all single-family homes throughout Dade County are already protected if they were built in a certain year

Arva Parks: They have to be individually designated.

Lyle Stern: So is it part of our agenda to address all single family homes in Dade County built before a certain year?

Chair Parks: Kathleen can you please clarify that?

Kathleen Kauffman, Historic Preservation Chief: Just because a property has reached a certain age doesn't automatically mean it is designated; you have to go through a process for any designation whether it be single family, multi-home or commercial property. The Historic Preservation Board holds a public hearing and everyone affected by it is notified, and either the preservation board votes to designate the property or not designate the property. Approximately in the County there are 140 designated sites that is County. There are 10 municipalities that run their own preservation programs, and these cities do their own designations.

Lyle Stern: Asked if these were all districts.

Kathleen Kauffman, Historic Preservation Chief: There are some districts, that protect whole neighborhoods or continuous properties, and then there are several designations that are just for individual properties.

Lyle Stern: Asked how preserving on a district-wide scale protect a broad band of homes. Wanted clarification on how districts work, does every building in the district fall under regulation.

Kathleen Kauffman, Historic Preservation Chief: To create districts you have to have a specific boundary outlined; every building within that border will be in the district. Properties within the district can be considered “contributing” structures or “non-contributing” structures. The contributing buildings within a district are the ones that actually have retained their historic significance and historic context, and have stricter guidelines for additions and exterior renovations, but everyone within that district has some layer of review. Most of the municipalities that have their own preservation programs have historic districts, but there are many designations that are only for single properties.

Vice Chair, Morris Broad: Asked what constitutes the methodology to create a district.

Kathleen Kauffman Historic Preservation Chief: Before creating a district, you have to first survey an area to see where your boundary should be; to essentially define where the district will be. . It’s usually staff making a recommendation to a historic preservation board as to what staff has determined is a logical boundary. Once you take it to the historic preservation board, you would have to already know what buildings are going to be considered contributing buildings and what will be considered noncontributing. There is a lot of research that needs to be done before you make a nomination for that district and that research includes reviewing historic maps, performing historic research of the neighborhood, photographing all of the buildings.

Jack Osterholt: How does a district get nominated?

Chief Kauffman: Well you can nominate it several ways. The staff or the historic preservation board can start the process.

Jack Osterholt: Are the nominations always through the board? Can an individual bring a proposal to the Board?

Chief Kauffman: If they lived in that neighborhood they could, but that does not mean that one individual can start the designation process just by doing so. Only the Historic Preservation Board can actually start the designation process. And especially in the case of a district when there are multiple property owners involved, staff would normally go out and perform the research themselves to make sure it is a valid request.

Jack Osterholt: But someone has to bring it to your attention that is my question

Chief Kauffman: It can be from someone on the outside, but staff can initiate considerations for a district. For example, if staff was already working in an area and noticed a potential district, staff could bring it to the Board.

Becky Matkov: Do you have hearings for the whole neighborhood?

Chief Kauffman: When you do a district, you should be doing workshops for that neighborhood previous to the public hearing.

Becky Matkov: Does it take a certain percentage of agreement from all of the residents, like if 51% like the idea?

Chief Kauffman: There is no threshold. The ordinance does encourage you to find out who is for or against the designation, but there is no threshold base. You look at the actual fabric, the integrity of the neighborhood, does that area meet the criteria for a district or does it not meet the criteria for a district. The criteria our ordinance utilizes and is based on is federal criteria. As are most preservation ordinances around the state and country. Most are all based on federal criteria. When you go to nominate a property to the National Register, that's the criteria set forth by the Secretary of the Interior and so most everyone's ordinance emulates that federal criteria.

Dolly McIntyre: What is the percentage of historic properties to be within a proposed district that are required for historic designation?

Chief Kauffman: There is no hard and fast rule, but our previous dealings with the State of Florida has indicated that they like to see somewhere around 70% that are contributing, so that if you have a block or neighborhood with about 20 buildings in it, you definitely should have more than 50% of that to be contributing to say that it would qualify as a district.. If you are doing National Register district, they are looking more around the threshold of 70% and again, there is no hard and fast rule. You need to have the majority of an area that you are looking for to be contributing structures in order to consider a district.

Lyle Stern: So what constitutes historic? Is there a fine line in terms of how old it is? Is it for homes that were built in 1960 or that they are over 50 years old?

Chief Kauffman: There is no hard and fast rule for that either as far as a year, it's more of a guideline. A building should be at least 50 years old to first determine if it should be historic, but just because a building meets the age threshold, does not automatically mean it should be designated. Once you determine the building is of the era and it is the age that it could be looked at, the ordinance spells out the different criteria which you then use to determine whether a building meets that criteria or not. In a really condensed version of the criteria, it is basically does the building still contain its current context and integrity? And then there are five additional criteria that it needs to meet at least one of. One, does it have architectural significance? Two, is the property associated with a person of significance? Three, is the property associated with an important event in history? For example, did a major Civil Rights event happen at this property?

Four, is the property likely to yield information about our prehistory? Is the property archaeologically significant? And finally, our ordinance actually includes an extra criteria from the Federal criteria and that is, is the property listed in the National Register for Historic Places. Which makes sense because it already went through a vigorous review to get on the National Register of Historic Places. So under the designation process within our ordinance, it spells out all of the criteria we use to determine whether or not a property is significant enough for designation.

Chair Parks: I think that there is another piece of history that needs to be shared about Miami Beach's district: it was the first 20th Century National Register District to be designated by the Federal government. Mid-century modern is now nationally recognized (what we are calling MiMo, or Miami Modern) and we are once again starting to be a leader nationally and getting the rest of the world to acknowledge it, just as we did for Art Deco. Time moves on. We need to keep in mind our role and people don't realize our role as the County, is to help protect areas of national importance for 20th century architecture.

Neisen Kasdin: Stated that one of the things we need to look at is the composition of the Board and we need to consider whether the Board should have in addition to the kinds of people that we have on the board now, like urban planners, who look at the overall planning and city of a community and neighborhood. Also economists, who understand the economy of the city as well as the individual property. Architects will be able to judge new buildings and parts of the certificate of appropriateness processes. I think that we need to look at the idea of having a developer or contractor, who have actually built buildings. There is no question that if you look at ordinances all over the country, you can see that they are pretty similar to ours because they all follow the National Register criteria. The National Register criteria is designed to say what should you consider in determining whether not a building or a neighborhood that merits designation. Feels that the criteria should consider other community and individual needs and priorities. That's the part of the process that is missing today, not only here, but in most cities and that is the criteria that we need to explore and put on the table for discussion.

Ramon Trias: I think I understand your point, but believes that there is some criteria that you need to follow to be eligible for certain funding, and there are some consequences to changing that composition of the preservation board, and maybe Kathleen can give us some opinion for the next meeting in terms of how much more we can change that or we lose of the benefits of following the rules.

Becky Matkov: And you certainly want to make sure that members from the preservation community are on that board. You can't dilute it that much.

Neisen Kasdin: I don't think that the Federal guidelines dictates who has to be on local boards. The National Register process is separate from local designation, and I don't think that the federal law mandates who should or shouldn't be on the board.

Ramon Trias: Doesn't feel that it is a Federal issue, but it has to do with the State requirements for local governments who are doing preservation. I would prefer that Kathleen gives us some feedback at the next meeting.

Chair Parks: Would like to try and keep these meeting till 10:30 a.m. and so if there is nothing else, and we have a big list for the next meeting on the 5th of November and thanked everyone for coming and electing her as Chair.

V. FUTURE MEETING DATES

Chair Parks: It was decided among the committee that they would meet the first Thursday of every month starting with Thursday, November 5th, 2015 then we will do Thursday, December 3rd starting at 9:00 a.m. Also indicated she would like to try and keep these meetings till 10:30 a.m.

VI. ADJOURNMENT

Arva Moore Parks, Chair adjourned the meeting at 10:30 a.m.